



20 Acacia Drive, Maldon , CM9 6AP  
Price £678,000

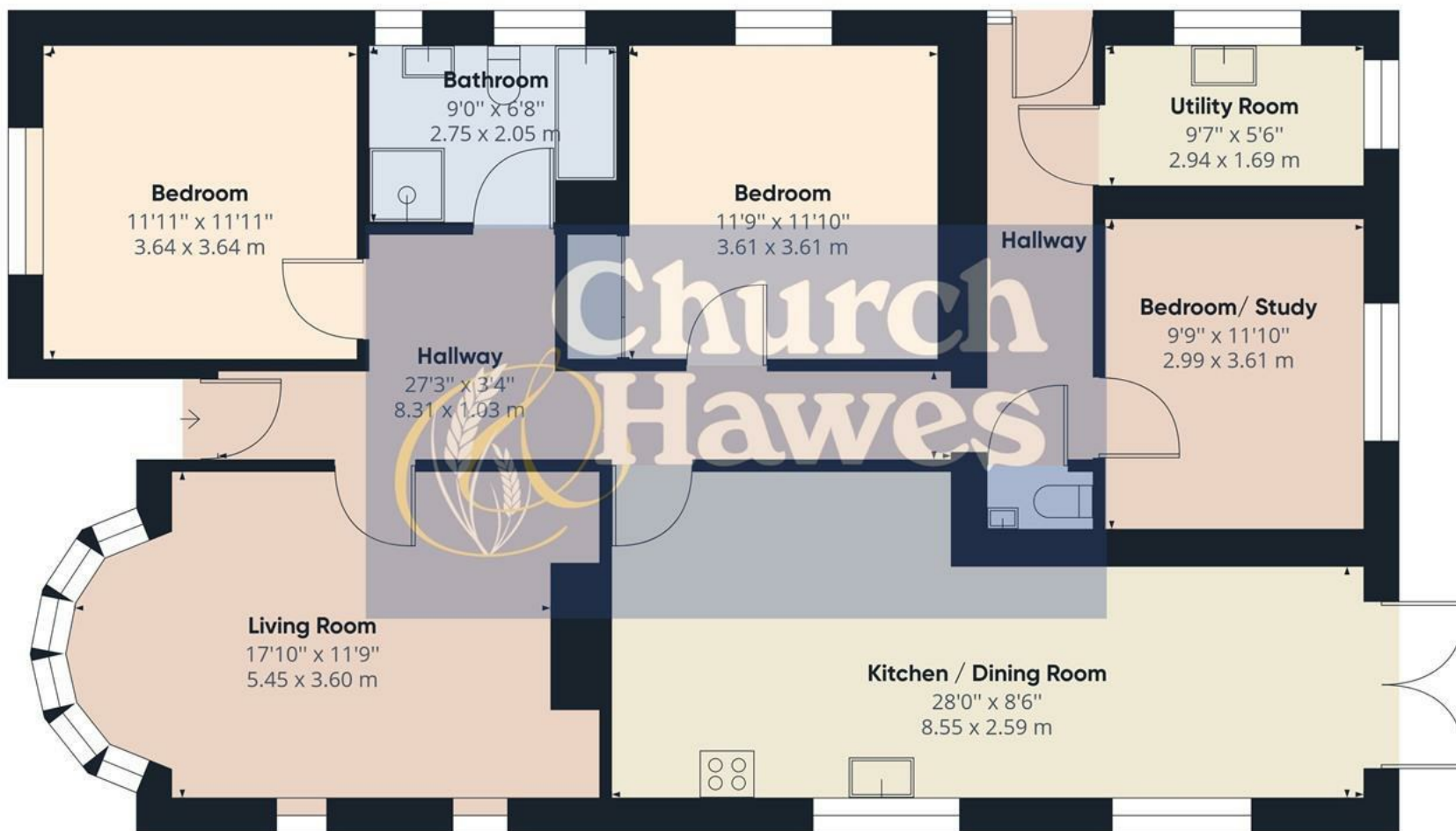
**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



A STUNNING & RARE OPPORTUNITY HAS ARISEN TO PURCHASE THIS WELL PRESENTED & MOST DECEPTIVE EXTENDED DETACHED THREE BEDROOM BUNGALOW! Situated within the highly desirable and frequently requested location of Acacia Drive and within close proximity to Maldon's historic High Street. OFFERED FOR SALE WITH NO ONWARD CHAIN accommodation comprises of re-fitted bathroom plus a stunning extended kitchen/dining room, cloakroom/w.c plus utility room. Externally the property occupies an impressive overall plot measuring approx 127' depth x 53' width with ample off road parking via the driveway plus garage. INTERNAL VIEWING COMES HIGHLY ADVISED. Energy Efficiency Rating D. Council Tax Band E.



Approximate total area<sup>(1)</sup>  
 1230.90 ft<sup>2</sup>  
 114.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





#### Entrance Hallway

Entrance door to front, two radiators, coved to ceiling, access to loft space, doors to:

#### Bedroom 11'11 x 11'11 (3.63m x 3.63m)

Double glazed window to front, radiator, coved to ceiling.

#### Bedroom 11'10 x 11'9 (3.61m x 3.58m)

Double glazed window to side, radiator, coved to ceiling, built in wardrobe

#### Bedroom/Study 11'10 x 9'9 (3.61m x 2.97m)

Double glazed window to rear, radiator

#### Bathroom

Obscure double glazed window to side, ladder towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled to walls, tiled floor, inset lighting to ceiling, vertical radiator.

#### Cloakroom/W.C

Low level w.c, wash hand basin with mixer tap.

#### Lounge 17'10 x 11'9 (5.44m x 3.58m)

Double glazed bay window to front, two double glazed windows to side, two radiators, feature fireplace

#### Agents Note

The vendor has advised fixtures and fittings like curtains and blinds and lights are included and fridge & cooker.

#### Kitchen/Breakfast/Dining Room 28' x 8'6 (8.53m x 2.59m)

Two double glazed windows to side, French doors to rear leading to garden, built in dishwasher, built in fridge, built in double oven, four ring hob & extractor hood, range of fitted base and wall mounted units, tiled splash backs.

#### Frontage

Ample parking provided off road via the driveway for numerous vehicles leading to:

#### Garage

Up and over door to front.

#### Rear Garden Approx 53' width x 47' depth

Commencing with patio area, two timber storage sheds, access to front via both sides of the bungalow, mainly laid to lawn with flower and shrub beds, outside tap, personal door to garage & storage area housing boiler.

#### Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



